

# **GARDEN COURT TOWNHOUSE ASSOCIATION**

Board of Director's Meeting – October 26, 2020

Meeting was called to order at 7:06 p.m. by Rosemary Hulett

## **Board Member(s) Present**

Rosemary Hulett – President  
Harold Gause– Vice President  
Rolland Craig – Treasurer  
Sandy Keller - Secretary  
Linda Stampley - Director  
Clint Alexander – Director  
Scott Adler – EPI Management Rep.

## **Board Member(s) Absent**

Michael Cain - Director



## **Open Forum/Homeowners Remarks**

- Homeowner provided follow-up to safety concerns regarding speeding cars.
- Homeowner requested a balance inquiry.
- Homeowner notified the board that they have cracks in the concrete of the basement and the wood is worn out on their balcony.
- Homeowners notified the board that their gutters need to be cleaned.
- Homeowner notified the board that they're still waiting to hear from Barry Roofing.

## **Secretary Report**

- Motion made by Rolland Craig for approval of minutes from September. Motion seconded by Harold Gause. Motion passed by unanimous vote.

## **Treasurer Report**

- Invoices presented for payment were reviewed and paid.
- **40** homeowners in arrears, totaling **\$45,284.19**.
- Motion made by Sandy Keller for Treasurer Report approval. Motion seconded by Clint Alexander. Motion passed by unanimous vote.

## **Architectural Report**

- Management has a meeting scheduled with Tim from Leaf Fitter the week of October 26<sup>th</sup> for signing of the contract. Tim confirmed their installation lead-time is about two weeks out.
- Management provided a copy of the signed contract with Construction Concepts for snow removal.
- Wash Pros posted notices on the garage of the units to be pressure washed October 28<sup>th</sup> through November 5<sup>th</sup>, weather permitting. Management also provided an estimate from Wash Pros for the pressure washing of the clubhouse and pool deck/walls. Rolland Craig motioned to accept the estimate to include

pressure washing the clubhouse and pool. Sandy Keller seconded the motion. Motion passed by unanimous vote.

- Management is awaiting proposals from Construction Concepts and SMS for the installation of Tyvek on the upper balcony at 3445.

**Clubhouse/Pool** – No Report

**Landscaping**

- Management submitted the proposal from Lepore Landscape for maintenance starting April 1<sup>st</sup> through November 30<sup>th</sup>, 2021 through 2022. Rolland Craig motioned to accept the two-year contract. Harold Gause seconded the motion. Motion passed by unanimous vote.

**Orientation**

- Two additional closings are forthcoming, and the property value is rising.

**Rules/Regulations**

- Committee will discuss results of the physical walk through with EPI during the Executive Session.

**Old Business** – No Report

**New Business** – No Report

**Adjournment**

- Rolland Craig motioned to adjourn general session at 7:45 p.m. Linda Stampley seconded the motion. Motion passed by unanimous vote, then the Board convened for Executive session to discuss litigations, violations of rules and regulations, homeowner's delinquent accounts, and to consult with legal counsel.

**NEXT BOARD MEETING**

**MONDAY, NOVEMBER 23<sup>RD</sup> – 7:00 P.M.**

Via Conference Call at **877-568-4106**

Access Code: **701-601-837**

**ALL HOMEOWNERS ARE WELCOME TO ATTEND**

**ATTENTION PLEASE**

The Board is asking for your patience with repairs and/or landscaping requests. Various factors may cause project delays and/or result in work orders being placed on hold until the next season.